

011.A

0001

0109.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

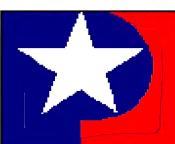
227,900 / 227,900

USE VALUE:

227,900 / 227,900

ASSESSED:

227,900 / 227,900


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 60 | | PLEASANT ST, ARLINGTON |

| OWNERSHIP | Unit #: | 109 |
|--------------------------------------|---------|-----|
| Owner 1: LANDRY RYAN M J | | |
| Owner 2: LANDRY ANNE DOHERTY JOHNSON | | |
| Owner 3: | | |
| Street 1: 15 CENTER AVE | | |
| Street 2: | | |

Twn/City: READING

| | | |
|---------------|--------|------------|
| St/Prov: MA | Cntry: | Own Occ: N |
| Postal: 01867 | | Type: |

PREVIOUS OWNER

| | |
|--------------------------|--------|
| Owner 1: LANDRY RYAN M - | |
| Owner 2: - | |
| Street 1: 15 CENTER AVE | |
| Twn/City: READING | |
| St/Prov: MA | Cntry: |
| Postal: 01867 | |

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 477 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R6 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6031 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

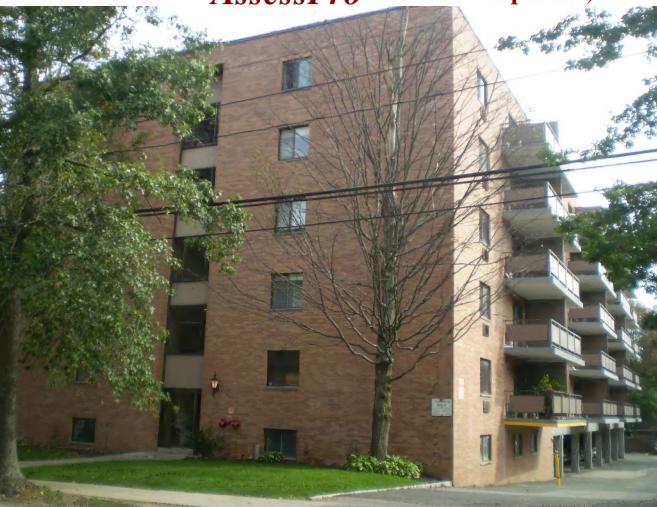
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 227,900 | | | 227,900 | | 148619 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/11/17 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 011.A-0001-0109.0 | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2022 | 102 | FV | 227,900 | 0 | . | . | 227,900 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 224,900 | 0 | . | . | 224,900 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 218,900 | 0 | . | . | 218,900 | 218,900 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 185,800 | 0 | . | . | 185,800 | 185,800 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 155,500 | 0 | . | . | 155,500 | 155,500 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 145,400 | 0 | . | . | 145,400 | 145,400 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 145,400 | 0 | . | . | 145,400 | 145,400 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 132,000 | 0 | . | . | 132,000 | 132,000 | Year End Roll | 12/11/2014 |

| SALES INFORMATION | | | | | | | | TAX DISTRICT | | | | PAT ACCT. | | | | | |
|-------------------|-----------|------|------------|-------------|--|------------|----|--------------|-------|-------|--|-----------|--|--|--|--|--|
| Grantor | Legal Ref | Type | Date | Sale Code | | Sale Price | V | Tst | Verif | Notes | | | | | | | |
| LANDRY RYAN M, | 76736-381 | 1 | 1/20/2021 | Convenience | | | 1 | No | No | | | | | | | | |
| SHATKIN JOANNE | 53503-491 | | 9/4/2009 | | | 167,000 | No | No | | | | | | | | | |
| SCHNEIDER GERAL | 44345-316 | | 12/21/2004 | | | 150,000 | No | No | Y | | | | | | | | |
| | 18646-292 | | 10/1/1987 | | | 83,000 | No | No | | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|------|----------|-----|----------------------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 10/11/2017 | | | | | | | | | | Measured | DGM | D Mann | | | | | |
| 5/6/2000 | | | | | | | | | | | 197 | PATRIOT | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA _____

| | | | | | | | | | | | | | | | | | | | | | |
|------------------------------------|-----------------|--------|-----|---------------------------|-----------------|--------------|--------|------------------------------|--------------|-----------|-----------|------------------------|----------|--------|------------|-----------------------------------|--------------|---|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: 7 - Condo Garden | | | | Full Bath: 1 | Rating: Average | | | 646-4733, Building Number 1. | | | | | | | | | | | | | |
| Sty Ht: 5 - 5 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | |
| Frame: 2 - Steel | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | |
| Prime Wall: 8 - Brick Veneer | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | |
| Sec Wall: | % | | | OthrFix: | Rating: | | | | | | | | | | | | | | | | |
| Roof Struct: 4 - Flat | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: 4 - Tar & Gravel | | | | Kits: 1 | Rating: Average | | | | | | | | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | | | | | | | | | | | | | | |
| View / Desir: P - Poor | | | | Frl: | Rating: | | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | |
| Year Blt: 1971 | Eff Yr Blt: | | | Location: S - Side | | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | |
| Jurisdct: | | Fact: | . | Floor: 1 - 1st Floor | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 0.903699994 | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 16 - 6031 | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AV - Average | 28. % | | | Exterior: | No Unit | RMS | BRS | FL | | | | | | | | | |
| Prim Int Wal: 2 - Plaster | | | | Functional: | | % | | Interior: | 1 | 1 | 1 | 0 | | | | | | | | | |
| Sec Int Wall: | % | | | Economic: | | % | | Additions: | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | Kitchen: | | | | | | | | | | | | | |
| Prim Floors: 4 - Carpet | | | | Override: | | % | | Baths: | | | | | | | | | | | | | |
| Sec Floors: | % | | | Total: | 28.8 % | | | Plumbing: | | | | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 325.00 | | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.75786161 | | | | General: | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.75682443 | | | | SUB AREA | | | | SUB AREA DETAIL | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 432.378 | | | | Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | |
| Int vs Ext: S | | | | Other Features: 32667 | | | | GLA | Gross Liv Ar | 477 | 432.380 | 206,244 | | | | | | | | | |
| Heat Fuel: 3 - Electric | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | |
| Heat Type: 6 - Elec Base/B | | | | NBHD Inf: 1.34000003 | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 320141 | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 92201 | | | | | | | | | | | | | | | | | |
| | | | | Deprecated Total: 227940 | | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | AvRate: | Ind.Val | | | | | | | | | | | | | | | |
| Make: [] Model: [] Serial #: | | | | Juris. Factor: | | Before Depr: | 579.39 | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Special Features: 0 | | Val/Su Net: | 477.78 | | | | | | | | | | | | | | |
| | | | | Final Total: 227900 | | Val/Su SzAd: | 477.78 | | | | | | | | | | | | | | |
| PARCEL ID 011.A-0001-0109.0 | | | | | | | | | | | | | | | | IMAGE | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |  | | | |
| More: N | | | | Total Yard Items: [] | | | | Total Special Features: [] | | | | Total: [] | | | | AssessPro Patriot Properties, Inc | | | | | |